

Sidewalk Display – means a display of goods and wares on a private or public sidewalk for retail sale to the public by the owner or manager of a business located in a directly adjacent, permanent, established structure which has received a certificate of occupancy and complies with all current applicable zoning, building codes, and site development requirements of the City.

Sidewalk display shall meet the following standards:

- a) Sidewalk display shall be permitted adjacent to a principal building wall and extending a distance no greater than 5 feet from the wall.
- b) Sidewalk display shall not block entrances, exits or required travel paths, and shall not impair emergency services access to any buildings.
- c) Sidewalk display shall comply with all applicable standards established by the Americans with Disabilities Act and shall not obstruct the use of any crosswalk or wheelchair ramp.
- d) Sidewalk display shall not be permitted to block any public pedestrian right of way.
- e) Sidewalk display shall occur only during the business hours of the applicable business establishment.

Outdoor Display - means the display of sample inventory, merchandise, or other items for sale, rent or lease and outside a permanent, established structure which has received a certificate of occupancy and complies with all current applicable zoning, building codes, and site development requirements of the City.

Outdoor display shall meet the following standards:

- a) May include packaged merchandise, motor vehicles, RV's, trailers, farm equipment, construction equipment, accessory buildings for sale, rent or lease and other large items typically found on display outside in a retail environment.
- b) Sample merchandise on display outdoors only during the business hours of the applicable business establishment need not be packaged.
- c) Materials in bulk shall not be permitted in outdoor display.
- d) Display of items that would normally be utilized outside, is not limited to sample items.
- e) Except for items that would normally be stored and utilized outside, outdoor display shall be allowed only during the business hours of the applicable business establishment.
- f) Outdoor display areas shall be located only on an improved surface.
- g) With the exception of motor vehicles, outdoor display shall not be located within minimum required building setback areas.
- h) Outdoor display may be located in defined off-street parking areas to the extent that remaining available on-site parking is not reduced below the minimum amount required for the site by City development standards.
- i) Outdoor display shall not be located in minimum required landscaped areas.
- j) Outdoor display shall not block entrances, exits or required travel paths, and shall not impair emergency services access to any buildings.

- k) Outdoor display shall comply with all applicable standards established by the Americans with Disabilities Act and shall not obstruct vehicular traffic, off-street parking, or the use of any crosswalk or wheelchair ramp.
- l) Outdoor Display shall not be located in any public right-of-way, including sidewalks and alleys.
- m) When located in defined off-street parking areas, outdoor display areas shall be separated from active drive aisles and parking areas by a physical barrier providing clear delineation of such storage area to shoppers and motorists.

Limited Outdoor Storage - means storage that is accessory to the principal land use on a site. Storage activities include storage of packaged merchandise or material in boxes, in crates, on pallets or other kinds of shipping packaging and other similar merchandise, material or equipment. Disorganized or loose materials or objects, or materials stored in bulk shall not be allowed in limited outdoor storage.

Limited outdoor storage shall require approval of a site plan by the City's Site Development Review Committee (SDRC) in accordance with requirements for site plan approval for nonresidential and multifamily developments of Bryan Code of Ordinances Chapter 62. The site plan must show dimensions and location of the proposed limited outdoor storage area. Limited outdoor storage shall meet all the following standards.

- a) Limited outdoor storage shall not be more than 8 feet in height and shall be completely screened from view from any public right-of-way, public parking areas, or adjacent residential development by a 100 percent opaque visual barrier or screen.
- b) In lieu of screening required by subsection a) above, limited outdoor storage may be allowed without screening, if located a minimum of 150 feet from an adjacent street right-of-way.
- c) Limited outdoor storage shall be located at least 15 feet from any public right-of-way and /or any abutting residential use.
- d) Limited outdoor storage shall be located behind the primary front façade of the principle building on a site.
- e) Limited outdoor storage may be located to the side of a building so long as it is not located within a minimum required side building setback area.

General Outdoor Storage - means storage of unpackaged or bulk materials, including but not limited to landscape, building and aggregate materials.

General outdoor storage shall require approval of a site plan by the City's Site Development Review Committee (SDRC) in accordance with requirements for site plan approval for nonresidential and multifamily developments of Bryan Code of Ordinances Chapter 62. The site plan must show dimensions and location of the proposed limited outdoor storage area. General outdoor storage shall meet all the following standards.

- a) General outdoor storage shall not be more than 8 feet in height and shall be completely screened from view from any public right-of-way, public parking areas, or adjacent residential

development by a 100 percent opaque visual barrier or screen. Complete screening shall mean that no portion of the material stored is visible from outside the screening device.

- b) General outdoor storage shall be located behind the primary front façade of the principle building on a site.
- c) General outdoor storage shall be located at least 150 feet from the front property line and not closer than 150 feet from an existing residential use on an abutting property.
- d) General outdoor storage shall not be located in minimum required side building setback areas and must be located at least 15 feet from any side property line.

Industrial Outdoor Storage – means outdoor storage allowed for all uses allowed within the Industrial District zoning designation.

Industrial outdoor storage shall meet the following standards.

- a) All material shall be screened when closer than 150 feet from a public right of way.
- b) Uniform metal panel and / or chain-link with slat material shall be permitted as screening in industrial zoning districts.

	A-O	RD-7	RD-5	RN-C	MF	C1	C2	C3	DT-N	DT-S	DT-C	SC-B	SC-R	I
Sidewalk Display	✓	x	x	x	x	x	✓	✓	✓	✓	✓	✓	x	x
Outdoor Display	✓	x	x	x	x	s	s	✓	x	x	x	s	x	x
Limited Outdoor Storage	s	x	x	x	x	x	x	s	x	x	x	x	x	x
General Outdoor Storage	s	x	x	x	x	x	x	s	x	x	x	x	x	x
Industrial Storage	s	x	x	x	x	x	x	x	x	x	x	x	x	✓

x = not permitted

✓ = permitted by right

s = shall be permitted upon approval of the Site Development Review Committee